

### LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
	Existing Chain Link Fence
	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
	Existing Overhead Power/Power Pole
	Existing Underground Power
	Existing Water Line/Hydrant/Valve/Shutoff

### Property Line Setback Information

(based on p.4–34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

**Property line setbacks determined by averaging the setbacks of the (2) adjacent properties on both sides**

**FRONT YARD:**  
 $(149' + 193' + 82' + 89') / 4 = 128.25'$  (rounded to **129'**)

**SIDE YARD:**  
 $(34' + 19' + 12' + 18') / 4 = 20.75'$  (MAX required = **20'**)

**WATERFRONT:**  
 $(33' + 23' + 59' + 86') / 4 = 50.25'$  (rounded to **51'**)

### Planning & Zoning Information

<u>Owner/Applicant:</u>	Garrison
<u>Parcel I.D.:</u>	26–04–17
<u>Address:</u>	28 Sunset Cliff Road
<u>Area:</u>	±0.87 Acres (37,758 s.f.)
<u>District:</u>	Residential Low Density – Waterfront (RL–W)

### Notes:

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LOCATION MAP  
SCALE: 1" = 2,000 FT

**KREBS & LANSING**  
CONSULTING ENGINEERS  
164 Main Street, Suite 201  
Colchester, Vermont 05446  
P: (802) 878-0375  
www.krebsandlansing.com

STAMP:



Project:

**28 Sunset Cliff Road**  
**Burlington, VT**

Project No.	20317
Scale	1"=20'
Drawn by	RA
Checked by	DMR
Date	12/14/2020

Revisions	No.	Date	Description

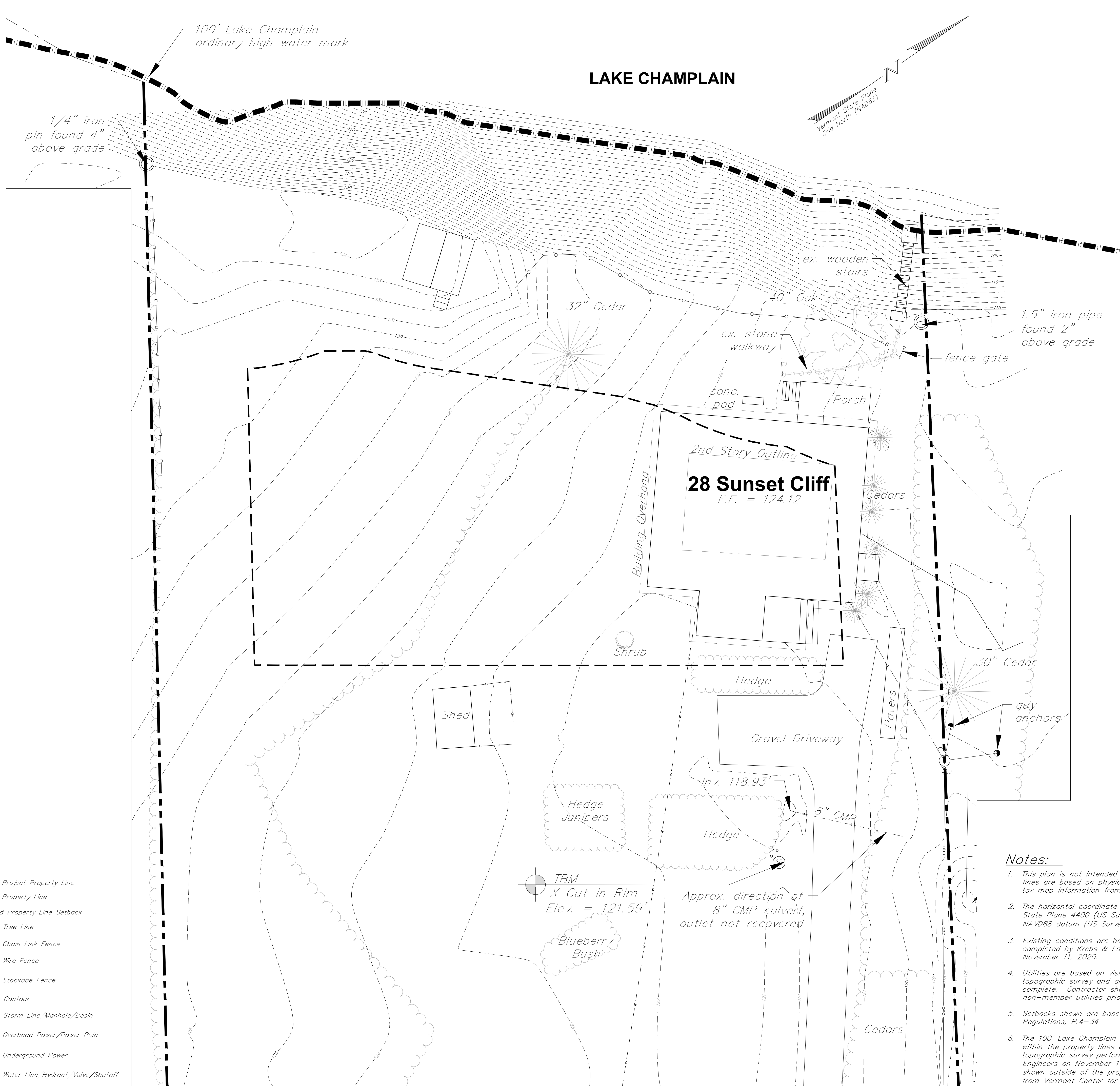
Drawing Title

**Overall Existing  
Conditions Plan**

Drawing No.

**C-1.0**

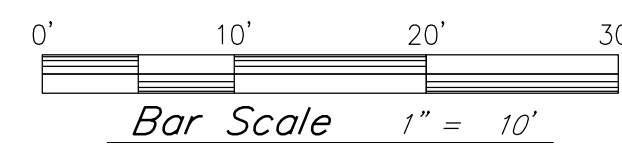




LOCATION MAP  
SCALE: 1" = 2,000 FT

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STAMP:



Project:

**28 Sunset Cliff Road**  
**Burlington, VT**

Project No. 20317  
Scale 1" = 10'  
Drawn by RA  
Checked by DMR  
Date 12/14/2020

Revisions		
No.	Date	Description

Drawing Title

**Existing  
Conditions Plan**

Drawing No.

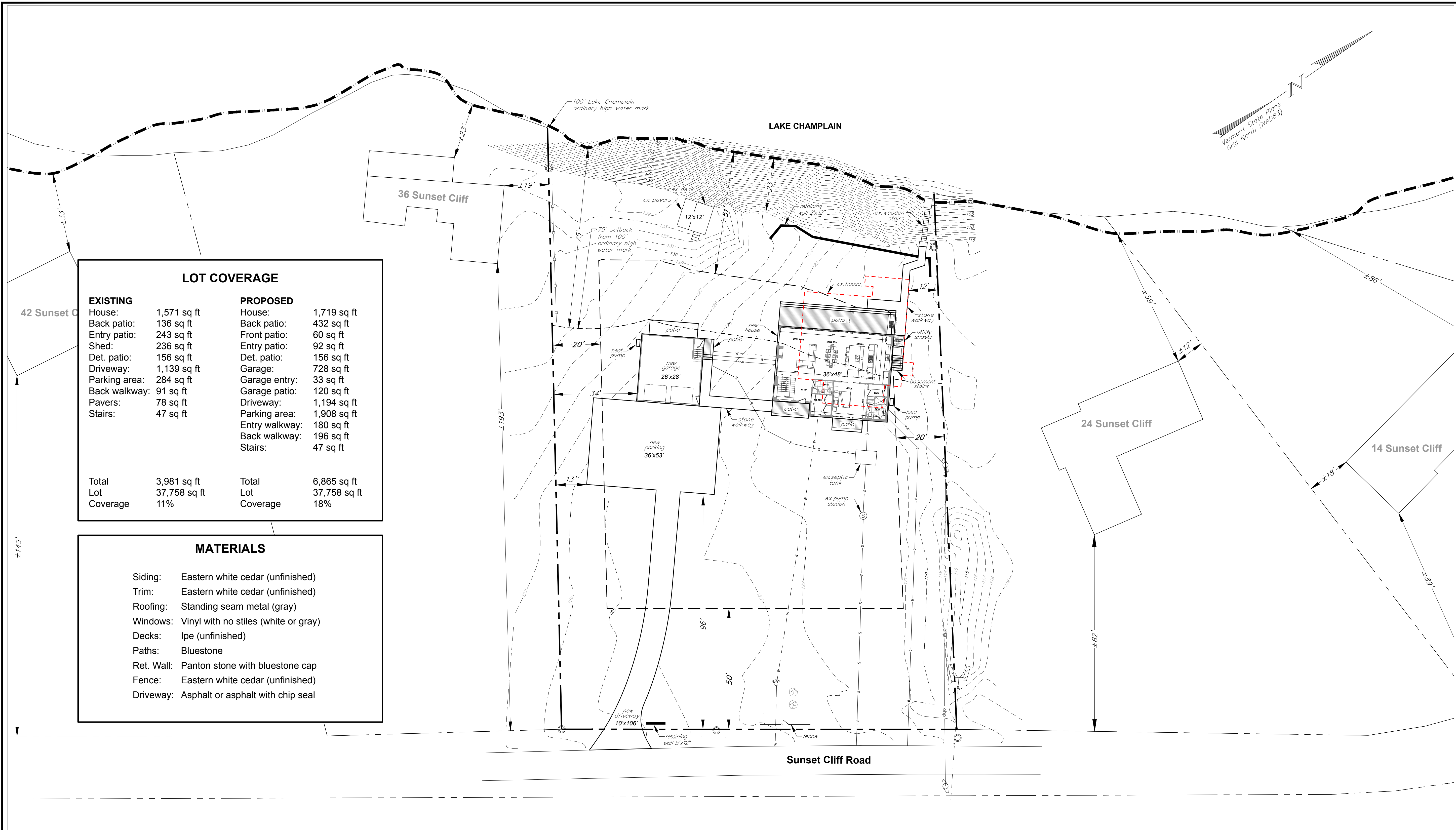
**C-2.0**

20317\DWGS\Garrison 28 Sunset Cliff.dwg

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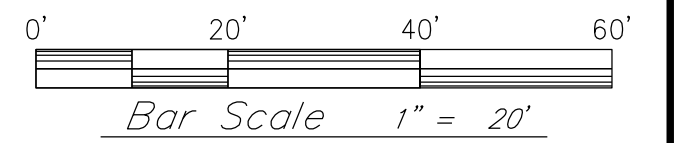


LOT COVERAGE			
EXISTING		PROPOSED	
House:	1,571 sq ft	House:	1,719 sq ft
Back patio:	136 sq ft	Back patio:	432 sq ft
Entry patio:	243 sq ft	Front patio:	60 sq ft
Shed:	236 sq ft	Entry patio:	92 sq ft
Det. patio:	156 sq ft	Det. patio:	156 sq ft
Driveway:	1,139 sq ft	Garage:	728 sq ft
Parking area:	284 sq ft	Garage entry:	33 sq ft
Back walkway:	91 sq ft	Garage patio:	120 sq ft
Pavers:	78 sq ft	Driveway:	1,194 sq ft
Stairs:	47 sq ft	Parking area:	1,908 sq ft
		Entry walkway:	180 sq ft
		Back walkway:	196 sq ft
		Stairs:	47 sq ft
Total		Total	6,865 sq ft
Lot	37,758 sq ft	Lot	37,758 sq ft
Coverage	11%	Coverage	18%

MATERIALS	
Siding:	Eastern white cedar (unfinished)
Trim:	Eastern white cedar (unfinished)
Roofing:	Standing seam metal (gray)
Windows:	Vinyl with no stiles (white or gray)
Decks:	lpe (unfinished)
Paths:	Bluestone
Ret. Wall:	Panton stone with bluestone cap
Fence:	Eastern white cedar (unfinished)
Driveway:	Asphalt or asphalt with chip seal



LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road  
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description

Drawing Title  
**Proposed  
Site Plan**

Drawing No.  
**C-3.0**

### LEGEND

	Approx. Project Property Line
	Approx. Property Line
	Averaged Property Line Setback
	75' Waterfront Setback
	Existing Tree Line
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	Existing Wire Fence
	Existing Stockade Fence
	Existing Contour
	Existing Storm Line/Manhole/Basin
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(based on p.4-34 of Article 4: Zoning Maps and Districts of the Burlington Comprehensive Development Ordinance last updated April 29, 2020)

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**WATERFRONT:**  
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### Planning & Zoning Information

Owner/Applicant:	Garrison
Parcel I.D.:	26-04-17
Address:	28 Sunset Cliff Road
Area:	±0.87 Acres (37,758 s.f.)
District:	Residential Low Density - Waterfront (RL-W)

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**PLANTING SCHEDULE**

**DECIDUOUS TREES**  
Quercus rubra - Norther Red Oak  
Acer saccharum - Sugar Maple

**EVERGREEN TREES**  
Picea glauca - White Spruce  
Thuja occidentalis - Norther White Cedar

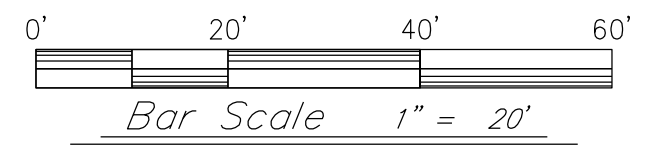
**SHRUBS**  
Salix discolor - Shrub Willow  
Cornus sericea - Red Osier Dogwood  
Cornus amomum - Silky Dogwood  
Ilex verticillata - Winterberry

**GROUND COVER**  
Vaccinium vitis-idaea - Lingonberry  
Juniperus communis - Juniper  
Matteuccia struthiopteris - Ostrich Fern

**NO-MOW ZONE**  
No-mow zone extends the max 50' inland from the 100' elevation and extends along more than 80% of the shoreline frontage (130' of 162' total = 80%)



LOCATION MAP  
SCALE: 1" = 2,000 FT



Project:  
  
28 Sunset Cliff Road  
Burlington, VT

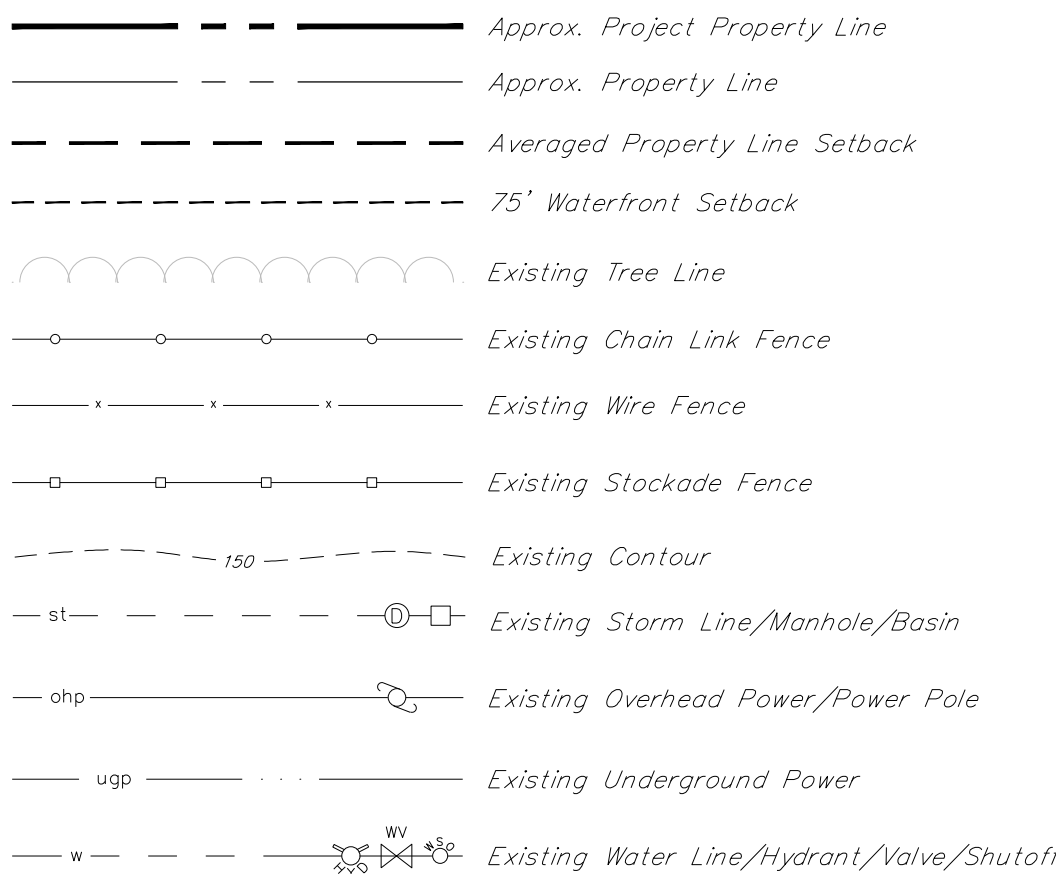
Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions		
No.	Date	Description

Drawing Title  
  
Proposed  
Landscape Plan

Drawing No.  
  
C-4.0

LEGEND



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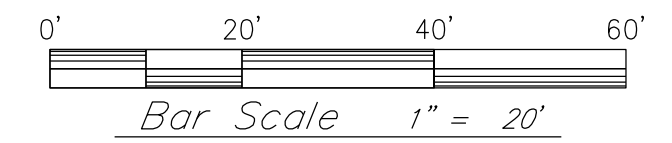
#### NO-MOW ZONE

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### LOCATION MAP

SCALE: 1" = 2,000 FT



Project:

28 Sunset Cliff Road  
Burlington, VT

Project No.	20317
Scale	1"=20'
Drawn by	Maxx Garrison
Checked by	
Date	5/13/2021

Revisions	No.	Date	Description

Drawing Title

Proposed  
Landscape Render

Drawing No.

C-5.0

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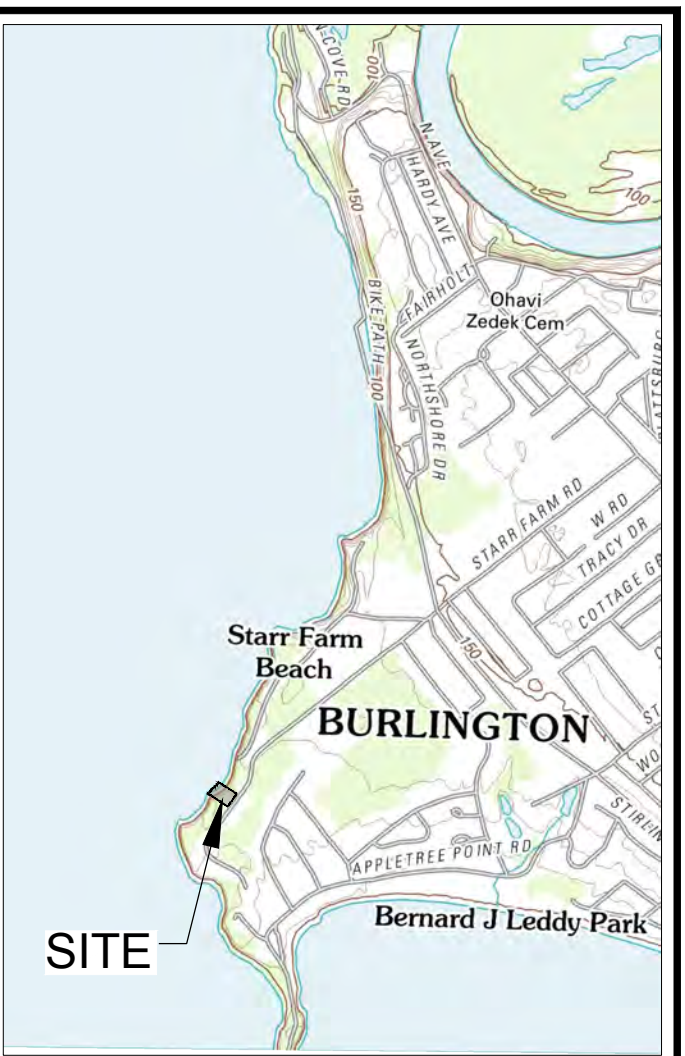
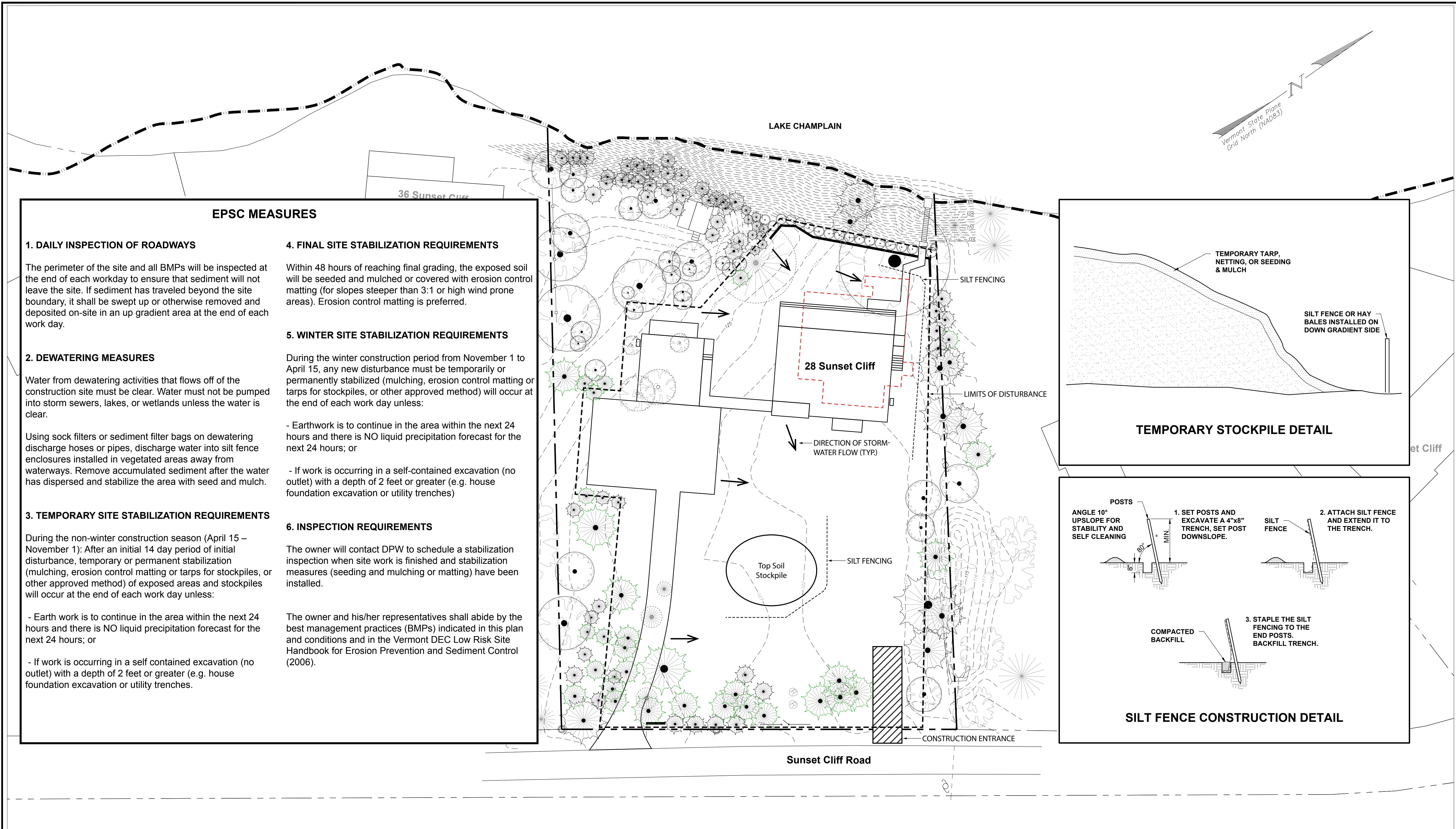
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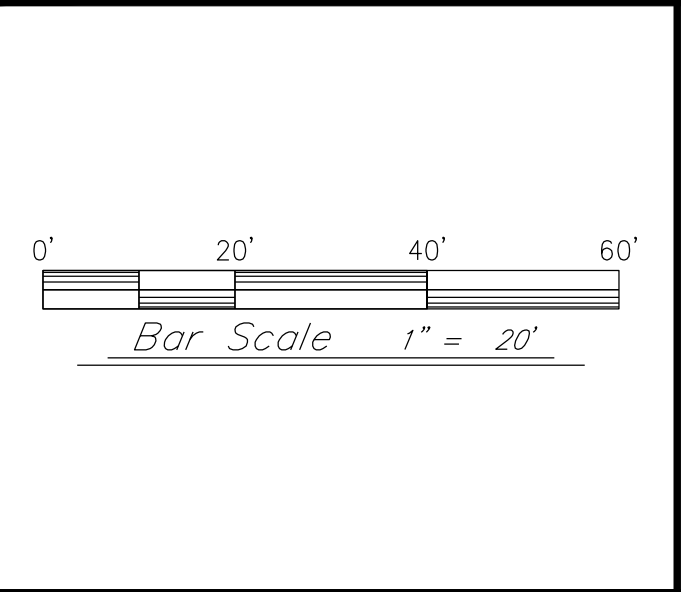
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LOCATION MAP  
SCALE: 1" = 2,000 FT



Project: 28 Sunset Cliff Road  
Burlington, VT

Project No. 20317  
Scale 1"=20'  
Drawn by Maxx Garrison  
Checked by  
Date 5/13/2021

Revisions		
No.	Date	Description

Drawing Title  
Proposed  
EPSC Plan

Drawing No.  
C-6.0

## LEGEND

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